



MEMORANDUM

DATE: January 13, 2016

TO: Planning Commissioners

CC: Mayor Don Kyle; Wally Terry; Herman Marks; Tony Powell; Tom Polk; Carl Prewitt; Planning Staff

PLANNING COMMISSION MEETING

January 19, 2016

Pre-meeting – 2:15 p.m. (Annex)

Meeting – 3:15 p.m. (Council Chambers)

Agenda Planning Commission

City of Decatur, AL

January 19, 2016

Time: 3:15 PM

City Council Chambers

Commissioners: **Tracy Tubbs**, *Chairman*; **Em Barran**, *Vice Chairman*; **Kent Lawrence**, *Secretary*; **Gary Borden**; **Chuck Ard**; **Frances Tate**; **Joseph Wynn**; **Nell Standridge**; **Eddie Pike**

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES- December 22, 2015

3. PUBLIC HEARING

PAGE/MAP

ZONING TEXT AMENDMENTS

A. ZTA 233-16 1/7-10

PLAT REVIEW

A. H.C. and Lula Mae Ryan Family Subdivision – Minor Plat 2/11
(North of Chestnut Mountain Rd. SW and west and east side of Danville Rd. SW) see plat

4. CONSENT AGENDA

CERTIFICATES

A. 3298-16	Certificate to Consolidate (North of Vestavia Drive SW and west side of Danville Rd. SW)	3/12-13
B. 3299-16	Certificate to Subdivide (South side of Mud Tavern Rd. and east side of Creekside Pvt. Drive)	3/14-15
C. 3300-16	Certificate to Consolidate (South of McGlathery Lane SE and west side of Veterans Dr. SE)	4/16-18
D. 3301-16	Certificate to Subdivide (North side of Upper River Rd. SE and east of Old River Rd. SE)	4/19-20
E. 3302-16	Certificate to Consolidate (North of 7 th St. SE and east side of 6 th Avenue SE)	4/21

PLAT REVIEW

A. Watermark Business Park Subdivision – Layout Approval
(North of AL State Highway 20 and east side of Red Hat Road)

5/22
see plat

SITE PLAN REVIEW

A. 536-16 Dunkin' Donuts
(North of 7th Street SE and east side of 6th Avenue SE)

5/23
see plat

**Minutes
Zoning Committee
January 12, 2016**

PUBLIC HEARING

ZONING TEXT AMENDMENT

ZTA 233-16

Applicant: City of Decatur
Owner: N/A

Zoning: NA
Acreage: NA

Request: To amend the zoning ordinance to establish definitions for Bus Transit Company, Charter Bus, and Transit Center/ Station and it them some standards.

Location: NA

Recomm: The Zoning Committee recommends approval of this zoning text amendment.

**Minutes
Subdivision Committee
January 12, 2016**

PLAT REVIEW

H.C. and Lula Mae Ryan Family Subdivision – Minor Plat

Applicant: Bryan Gibson for Ryan Family
Owner: Ryan Family

Zoning: AG-1, Agricultural
Acreage: 31.11 acres

Request: Minor plat approval to subdivide 31.11 acres into 8 tracts of 6.32 acres, .65 acres, .46 acres, 3.70 acres, 6.8 acres, 9.22 acres, 6.36 acres and 3.72 acres

Location: North of Chestnut Mountain Rd. SW and west and east side of Danville Rd. SW

- Conds:
1. Payment of \$140 for the plat application fee
 2. Payment of \$71.28 for notification of adjacent property owners
 3. Payment of \$21.00 for plat recording fee
 4. Provide a "Title Opinion" to the Planning Department by a licensed AL Attorney
 5. Amend plat to show four State Plane Coordinates based on the North American Datum 1983, Alabama West Zone
 6. Health Department approval and signage of plat will be required
 7. Amend "Planning Commission" signature block to show correct subdivision information
 8. Provide easements for all existing utilities -- to be approved by DU and Joe Wheeler Electric. All easements to be shown on the plat.

Pt. of Info:

- (1) Any relocation of utilities will be at the owner's expense.***
- (2) If and when the owners of Tract 4 acquire the property to the north it shall be consolidated with said Tract 4***

Recomm: Approval with stated conditions

END PUBLIC HEARING

CONSENT AGENDA

Minutes Subdivision Committee January 12, 2016

CERTIFICATES

3298-16 Certificate to Consolidate

Applicant: Frank Hernandez
Owner: Same

Zoning: AG-2, Agricultural
Acreage: 3.08 acres

Request: Consolidate a 1.82 acre tract and a 1.26 acre tract into one tract of 3.08 acres

Location: North of Vestavia Drive SW and west side of Danville Rd. SW

- Conds:
1. Payment of recording fees
 2. Provide copy of deed as proof of ownership
 3. Provide letter signed by the property owner requesting the consolidation
 4. Amend survey to show four State Plane Coordinates based on the North American Datum 1983, Alabama West Zone
 5. Verify septic tank approval for the existing house
 6. Dedicate 15' easement for existing power line (7.5' either side)
 7. Provide electrical guy wire easement (10' wide at Danville Rd. and 15' to the west, perpendicular to Danville Rd.) at the southeast corner of the property, per DU

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

3299-16 Certificate to Subdivide

Applicant: Gerald E. Victory
Owner: Same

Zoning: Outside Corp Limits
Acreage: 24.05 acres

Request: Subdivide 24.05 acres into two tracts of 12.24 acres and 11.81 acres

Location: South side of Mud Tavern Rd. and east side of Creekside Pvt. Drive

- Conds:
1. Identify Mud Tavern Rd. on the survey plat and show ROW amount.
 2. Property owner to sign a ROW dedication (30' from the centerline of the road)
 3. Provide a stamped and sealed survey for recording
 4. Amend survey to show four State Plane Coordinates based on the North American Datum 1983, Alabama West Zone
 5. Payment of recording fees
 6. Provide copy of deed as proof of ownership
 7. Provide letter signed by property owner requesting subdivision

Pt. of Info:

- (1) ***Any relocation of utilities will be at the owner's expense.***
- (2) ***No further subdivision of either tract because they cannot meet site distance requirements, per County Engineer***

Recomm: Approval with stated conditions.

3300-16 Certificate to Consolidate

Applicant: Ozier Family Ltd. Partnership
Owner: Same

Zoning: M-2, Heavy Industry
Acreage: 1.76 acres

Request: Consolidate Lot 6 of Willo Commercial Park with an existing .32 acre tract into one tract of 1.76 acres

Location: South of McGlathery Lane SE and west side of Veterans Dr. SE

Conds: 1. Payment of recording fees
2. Amend survey to show four State Plane Coordinates based on the North American Datum 1983, Alabama West Zone

Pt. of Info:

- (1) ***Any relocation of utilities will be at the owner's expense.***
- (2) ***A site plan, approved by the Planning Commission, will be required before any permits can be issued.***

Recomm: Approval with stated conditions

3301-16 Certificate to Subdivide

Applicant: Joe Lubisco
Owner: Same

Zoning: Outside Corporate Limits
Acreage: 5.99 acres

Request: Subdivide 5.99 acres into two tracts of 5.00 acres and .99 acres

Location: North side of Upper River Rd. SE and east of Old River Rd. SE

Conds: 1. Payment of recording fees
2. Amend survey to show four State Plane Coordinates based on the North American Datum 1983, Alabama West Zone
3. Verify/obtain septic tank approval for the existing house
4. Provide letter signed by the property owner requesting subdivision
5. Amend survey to show different point of beginning (per County Engineer)

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

3302-16 Certificate to Consolidate

Applicant: Albany Properties, LLC
Owner: Same

Zoning: RD-2, Redevelopment
Acreage: Approx. .48 acres

Request: Consolidate Lots 19, 21 and 23 of Block 62, DLI&F, Addition No. 4 into one .48 acre tract

Location: North of 7th St. SE and east side of 6th Avenue SE

Conds: 1. Provide a stamped and sealed survey for recording
2. Payment of recording fees
3. Amend survey to show ROW's for 6th Avenue and 7th Street SE

4. Amend survey to show four State Plane Coordinates based on the North American Datum 1983, Alabama West Zone
5. Amend Certificate to Consolidate to include owner's name, remove the word SAMPLE and the watermark from the document for recording purposes
6. Dedicate a 5' easement along 6th Avenue SE for conduit
7. Dedicate a 5' utility easement along alleyway

Pt. Of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

PLAT REVIEW

Watermark Business Park Subdivision – Layout Approval

Applicant: Hickory Creek Properties, LLC
Owner: John Eyster, Jr.

Zoning: Outside Corp Limits
Acreage: 16.92 acres

Request: Layout approval to subdivide 16.92 acres into two tract of 2.00 acres and 14.92 acres

Location: North of AL State Highway 20 and east side of Red Hat Road

- Conds:
1. Extend sewer to property (annexation request has been submitted)
 2. Property owner to sign "Petition for Sewer for Property Outside the Corp Limits" and the Petition to be recorded in the Judge of Probate Office
 3. Payment of recording fees for sewer petition
 4. Provide cross section designed for Liberty Way NW – to be reviewed and approved by City and County Engineers

Pt. of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions

SITE PLAN REVIEW

536-16 Dunkin' Donuts

Applicant: Ed Robinson
Owner: Albany Properties LLC

Zoning: RD-2, Redevelopment
Acreage: .48 acres

Request: Site plan approval for the construction of a new Dunkin' Donuts

Location: North of 7th Street SE and east side of 6th Avenue SE

- Conds:
1. ALDOT approval required.
 2. Provide revised site plans (five sets of civil drawings required)
 3. Sidewalks & curbing shall be constructed where property is contiguous with 6th Avenue and 7th Street SE and be ADA compliant – to be approved by Engineering & ALDOT
 4. Landscaping plan to be revised to show Bermuda sod (seed & straw not permitted)
 5. Rear property line to be landscaped to provide screen for residential properties
 6. Provide irrigation and lighting plans

7. Provide signage plans
8. Amend site plan to show dumpster location. Power lines running from building to northeast corner of the property to be put underground
9. Show grease interceptor plans on civil drawings in the plumbing section
10. Remove references to Huntsville on civil drawings and title sheet

Pts. Of Info: Any relocation of utilities will be at the owner's expense.

Recomm: Approval with stated conditions.

END CONSENT AGENDA

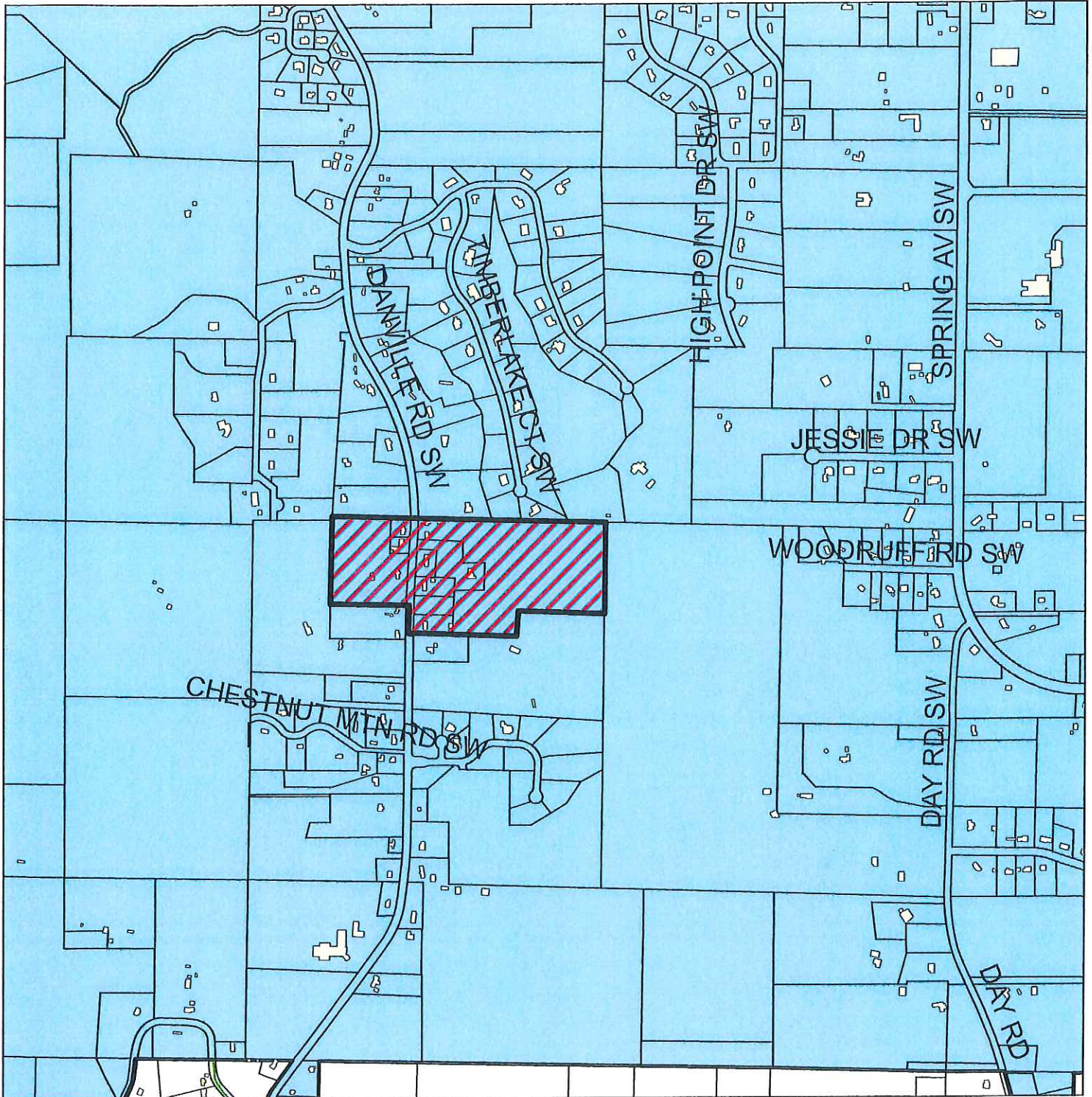
ZTA 233-15 TRANSIT CENTERS

SECTION	CURRENT	PROPOSED
25-2 (6a)	Caterer, Catering, Catering Service, Manufacturing. A person, business or service that provides food only at the request of a land owner of a construction or manufacturing site, uses only commercially licensed vehicles equipped for the purpose of transporting or preparing food to be sold directly from such vehicle and only to those employees of the construction site or manufacturing site where the vehicle is located. The vehicle shall be located on the site and shall not sell from the Public Right of Way without a franchise agreement from the City of Decatur. Such person, business, service is not a home occupation, is in possession of a health department permit, has a permanent fixed location where the food is prepared, and has obtained a City business license.	Bus Transit Company: A company that contracts for or provides transportation by bus for people.
25-2 (6B)	Caterer, Catering, Catering Service, Manufacturing. A person, business or service that provides food only at the request of a land owner of a construction or manufacturing site, uses only commercially licensed vehicles equipped for the purpose of transporting or preparing food to be sold directly from such vehicle and only to those employees of the construction site or manufacturing site where the vehicle is located. The vehicle shall be located on the site and shall not sell from the Public Right of Way without a franchise agreement from the City of Decatur. Such person, business, service is not a home occupation, is in possession of a health department permit, has a permanent fixed location where the food is prepared, and has obtained a City business license.	Caterer, Catering, Catering Service. A person, business or service that contracts to provide food and incidental service at the request of an owner for a social affair or for a private dwelling for a fee or to prepare on site for an agency or group to sell to the public as a fund raiser. Such person, business or service is not a home occupation, is in possession of a health department permit, has a permanent fixed location, and has obtained a City business license.
25-6-2 (6C)	Does not exist at this time	Caterer, Catering, Catering Service, Manufacturing. A person, business or service that provides food only at the request of a land owner of a construction or manufacturing site, uses only commercially licensed vehicles equipped for the purpose of transporting or preparing food to be sold directly from such vehicle and only to those employees of the construction site or manufacturing site where the vehicle is located. The vehicle shall be located on the site and shall not sell from the Public Right of Way without a franchise





SECTION	CURRENT	PROPOSED
		agreement from the City of Decatur. Such person, business, service is not a home occupation, is in possession of a health department permit, has a permanent fixed location where the food is prepared, and has obtained a City business license.
25-2 (6d)	Does not exist at this time	(6d) Charter Busses. Any Bus that is privately contracted for to provide transportation for a specific group with a specific itinerary. The agency contracting with the Charter Bus shall be responsible for providing off street loading and unloading of the vehicle and off street private parking for the bus passengers.
25-2 (34a)	<p>Usage. For the purpose of these regulations, certain numbers, abbreviations, terms, and words used herein shall be used, interpreted, and defined as set forth below.</p> <p>Unless the context clearly indicates to the contrary, words used in the present tense include the future tense.</p> <p>Words used in the plural number include the singular.</p> <p>The word "herein" means "in these regulations".</p> <p>The phrase "these regulations" means "Chapter 25 of the Code of the City of Decatur, Alabama".</p> <p>The word "person" includes a corporation, a partnership, and an incorporated association of persons such as a club, or any other legal entity.</p> <p>The word "shall" is always mandatory.</p> <p>A "building" or "structure" includes any part thereof.</p> <p>That which is "adjacent" may be separated by some intervening object.</p> <p>That which is "adjoining" must touch in some part.</p>	<p>Transit Center/ Station: Any premises for the loading and unloading of passengers by a public or private bus transit company including the temporary parking of transit vehicles between routes or during stop overs and excluding overnight parking and storage and maintenance of transit vehicles. This definition shall not include school bus stops along rights of way, or MCATS transportation vehicles. Charter busses as defined by this ordinance hired by a local organization are not included. They shall only be allowed in M2 zones on lots with a minimum 200 feet on a state highway and a driveway length of 200 feet. Transit Center/ Stations cannot be located within 200 feet of any residentially zoned property. They shall also be safely lit and provide indoor waiting areas. All drop off or pick up activity shall take place completely off the public right of way on private property.</p>
25-2 (34b)	Does not exist at this time	<p>Usage. For the purpose of these regulations, certain numbers, abbreviations, terms, and words used herein shall be used, interpreted, and defined as set forth below.</p> <p>Unless the context clearly indicates to</p>

SECTION	CURRENT	PROPOSED
		<p>the contrary, words used in the present tense include the future tense.</p> <p>Words used in the plural number include the singular.</p> <p>The word "herein" means "in these regulations".</p> <p>The phrase "these regulations" means "Chapter 25 of the Code of the City of Decatur, Alabama".</p> <p>The word "person" includes a corporation, a partnership, and an incorporated association of persons such as a club, or any other legal entity.</p> <p>The word "shall" is always mandatory.</p> <p>A "building" or "structure" includes any part thereof.</p> <p>That which is "adjacent" may be separated by some intervening object.</p> <p>That which is "adjoining" must touch in some part.</p>

H. C. AND LULA MAE RYAN FAMILY MINOR SUBDIVISION PLAT



Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

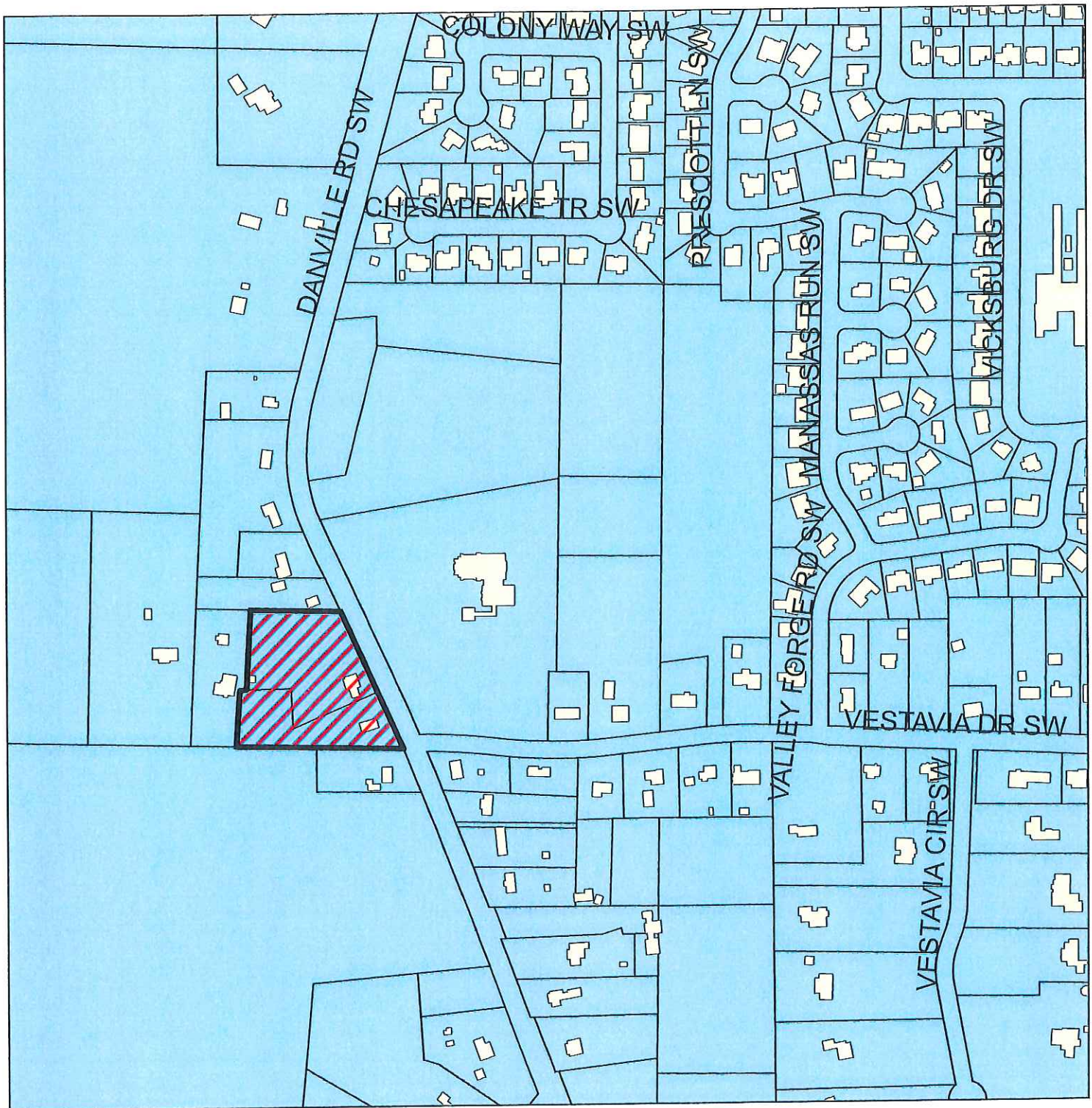
APPLICANT BRYAN GIBSON FOR RYAN FAMILY

PROPERTY ZONED AG-1




DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3298-16



Legend

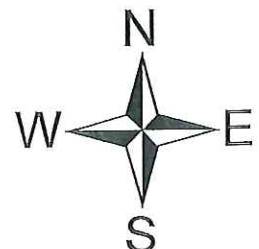
-  Buildings
-  Ownership
-  Corporate Limits

 **SUBJECT PROPERTY**

LOCATION MAP

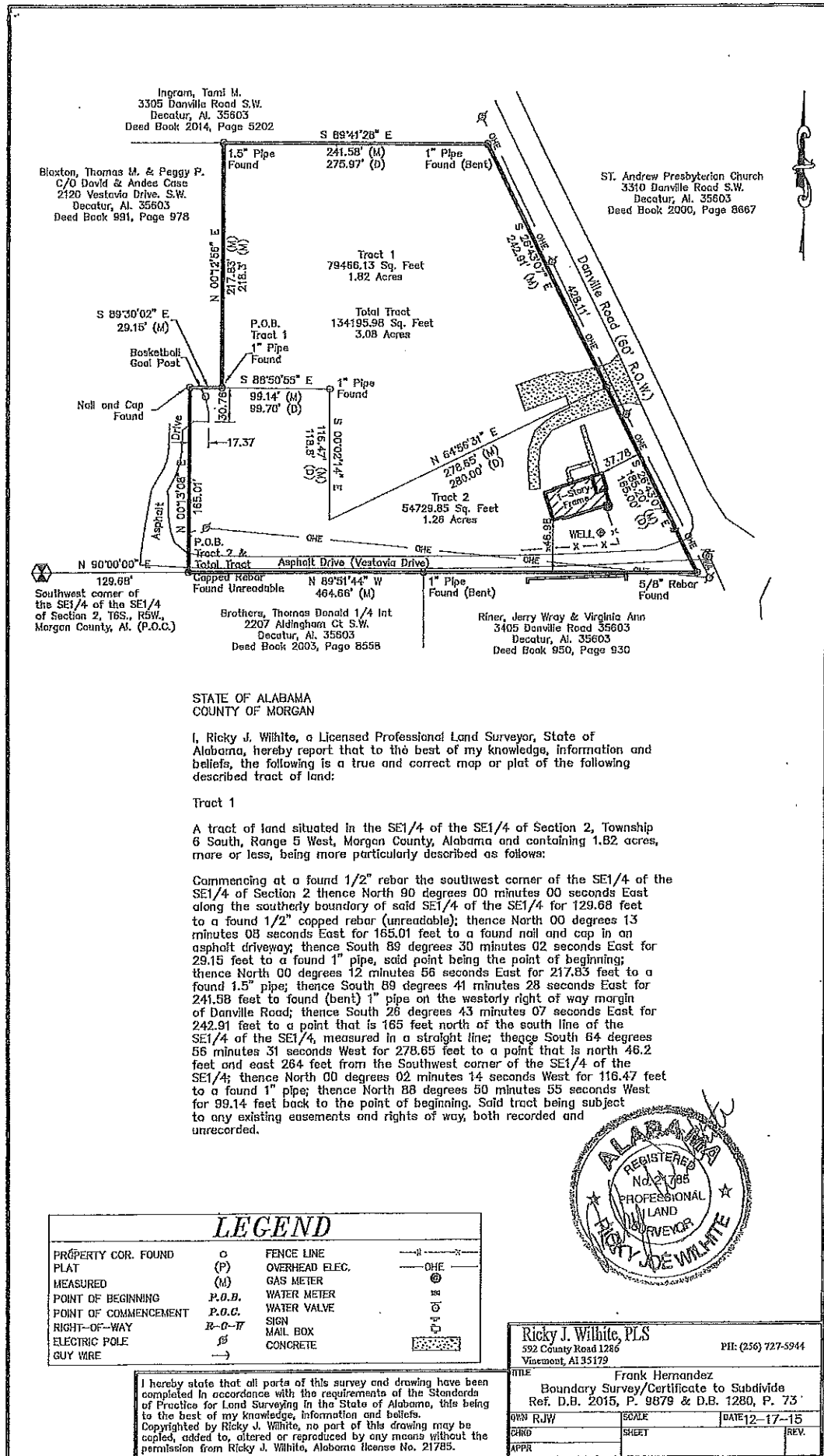
APPLICANT: FRANK HERNANDEZ

PROPERTY ZONED AG-2

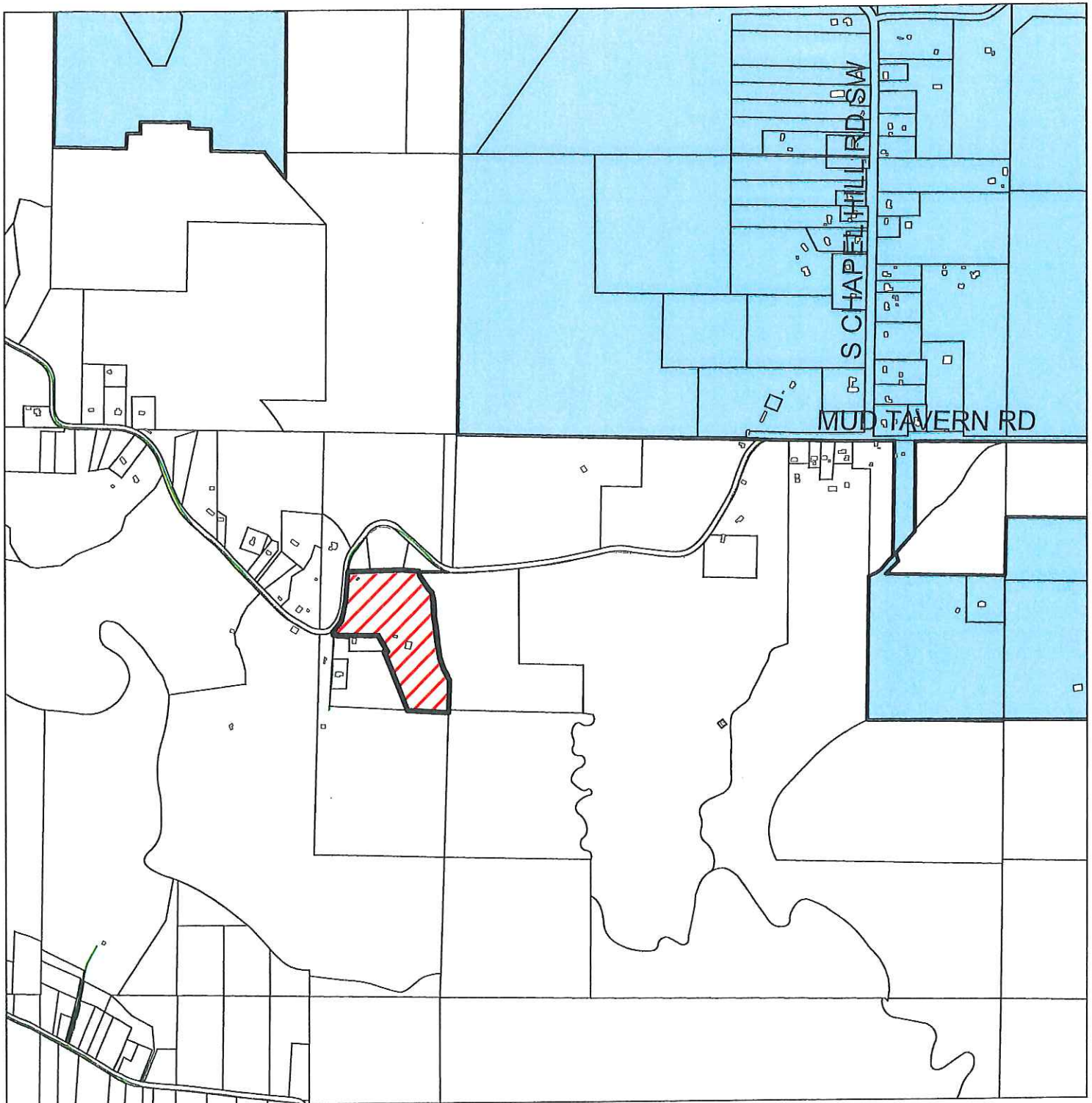


DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3298-16



CERTIFICATE TO SUBDIVIDE NO. 3299-16



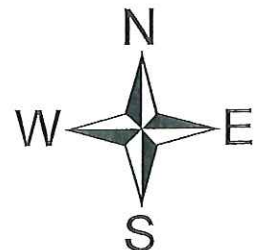
Legend

- Buildings
- Ownership
- Corporate Limits
- SUBJECT PROPERTY**

LOCATION MAP

APPLICANT GERALD E. VICTORY

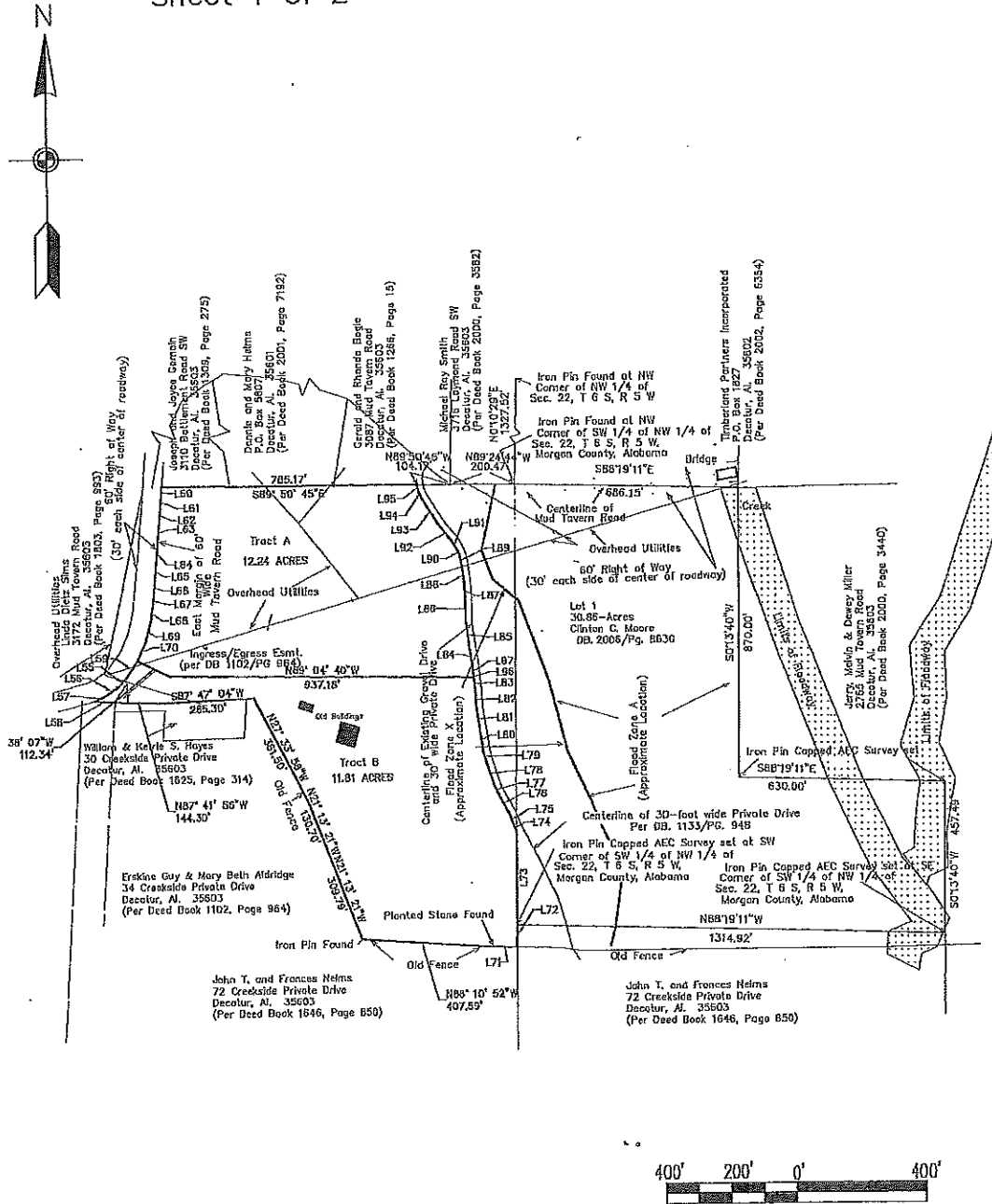
PROPERTY PJ ONLY



DRAWING NOT TO SCALE

CERTIFICATE TO SUBDIVIDE NO. 3299-16

New Lot Layout Sheet 1 of 2



attached sheets for Certification and BS

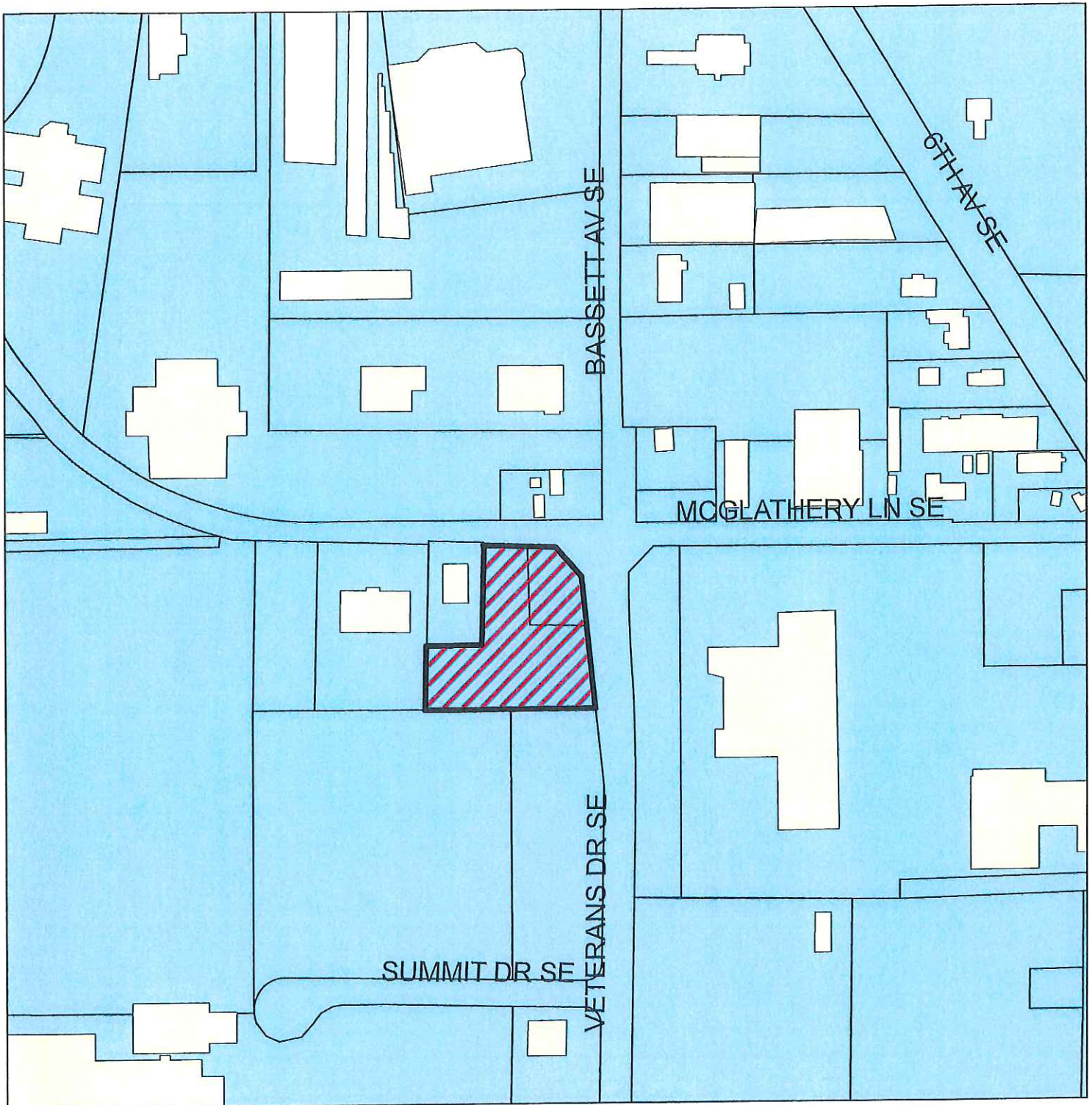
Certificate to Subdivide -- Sheet 1 of 2 -- New Tracts

LEGEND	
● IRON ROD/RAIL FOUND	— F — OVERHEAD UTILITY LINE(S)
○ IRON PIN FOUND	— F — FENCE
○ Copied "Fagerman"	(X) RECORD
LS 1/2 253" Iron Pin Set	() NOT TO SCALE
○ Copied "Curry"	AC ACRES
LS 11083" Iron Pin Found	CL CENTERLINE
○ CONC. MONUMENT FOUND	DB DEED BOOK
○ CONC. MONUMENT SET	ESMT EASEMENT
○ RAILROAD SPIKE FOUND	MBL MAXIMUM BUILDING LINE
○ IRON PIPE FOUND	OD OUTSIDE DIAMETER
○ UTILITY POLE	P.B. PLAT BOOK
○ TELEPHONE RISER	P.G. PAGE
○ WATER METER	REMON. REFERENCE MONUMENT
○ ELECTRICAL BOX	U & D UTILITY & DRAINAGE
○ TRAVERSE POINT	ROW RIGHT OF WAY
○ CONCRETE	
○ WATER VALVE	


New Tract Layout, located in Section 21,
Township 6 South, Range 5 West, Morgan
County, Alabama

W.O. NO. 2015-1227	David Lee Fagerman 560 Pine Street Decatur, AL 35603 Voice: (256) 616-4988	NOT VALID UNLESS SEALED WITH EMBOSSSED SEAL OR STAMPED WITH COLORED INK SEAL
Field Work: 12/27/15		
Office Work: 12/27/15		
CRANE: DLF		
SHEET NO. 2 of 2		
REVISED:		

CERTIFICATE TO CONSOLIDATE NO. 3300-16



Legend

-  Buildings
-  Ownership
-  Corporate Limits

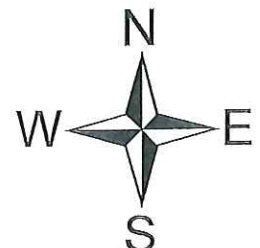


SUBJECT PROPERTY

LOCATION MAP

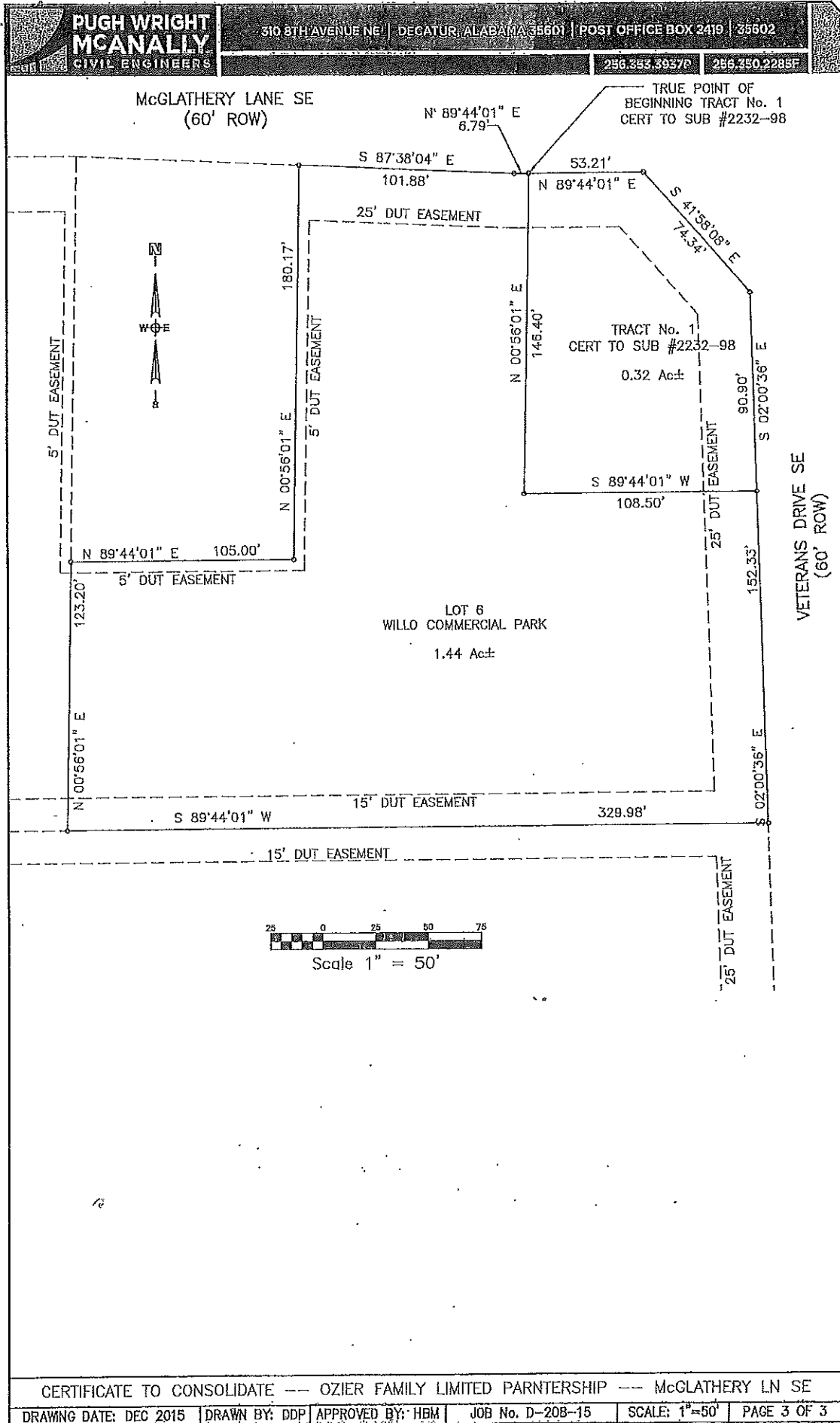
**APPLICANT OZIER FAMILY
LIMITED PARTNERSHIP**

PROPERTY ZONED M-2



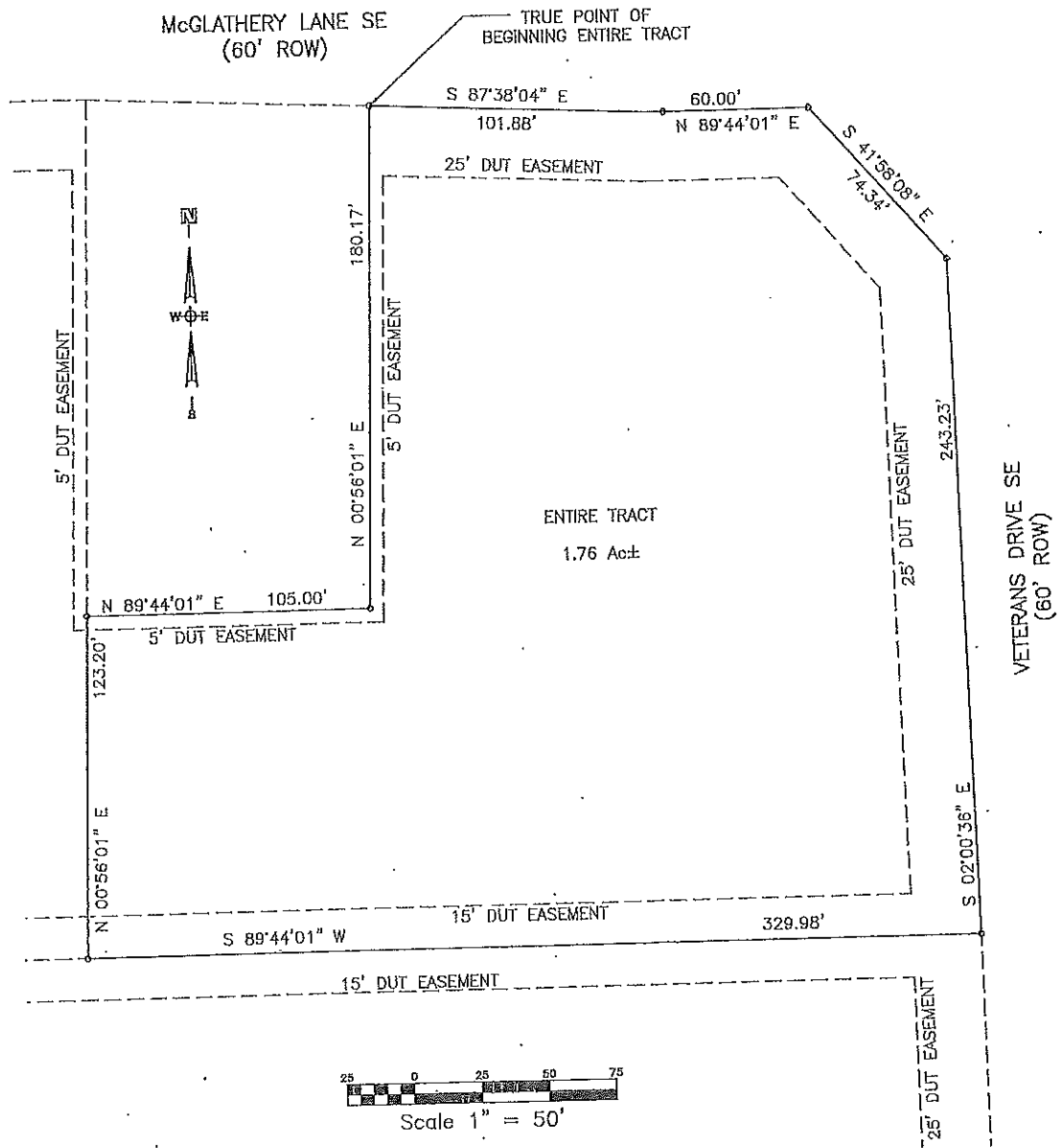
DRAWING NOT TO SCALE

CERTIFICATE TO CONSOLIDATE NO. 3300-16

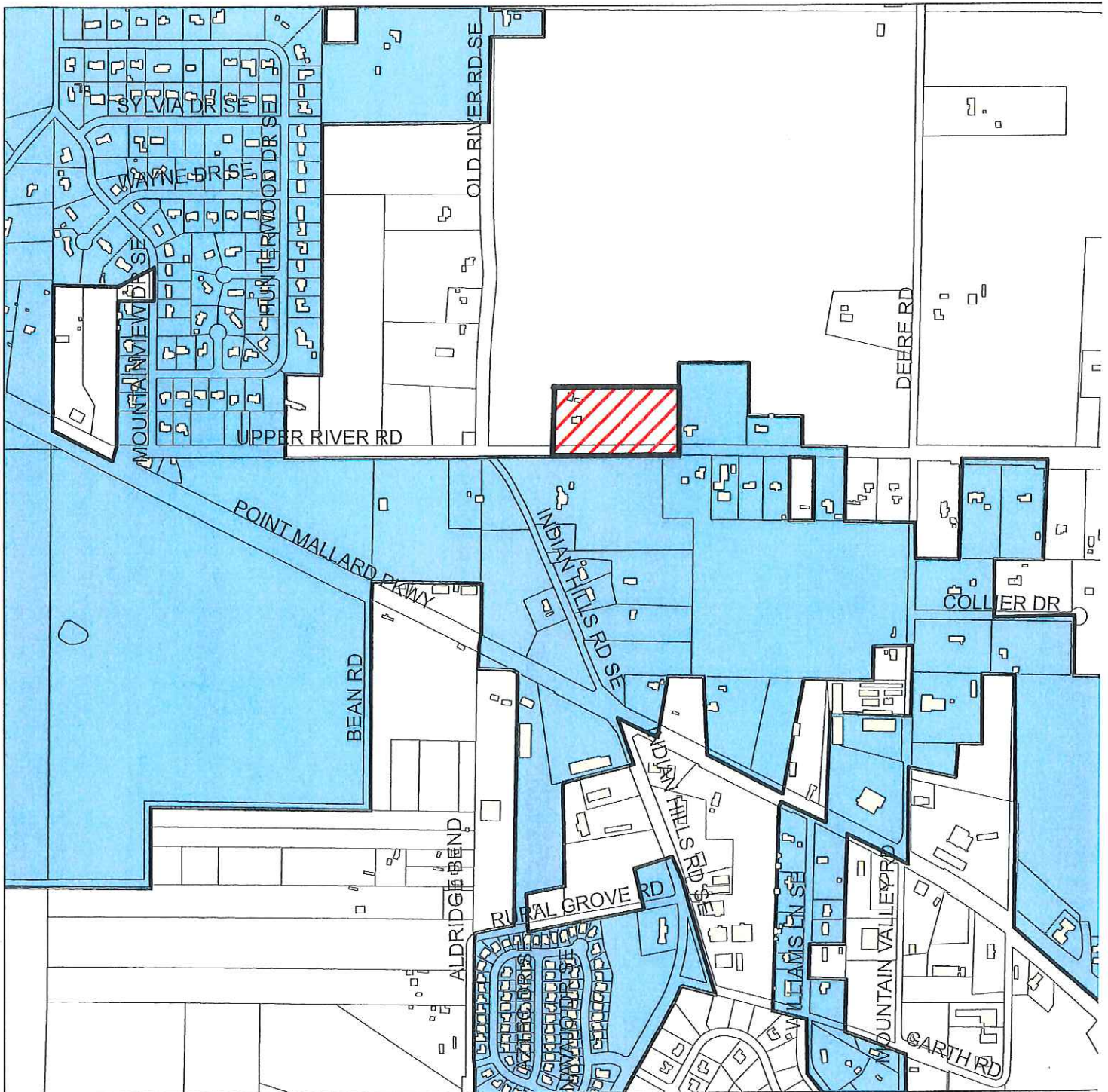


CERTIFICATE TO CONSOLIDATE NO. 3300-16





PUGH WRIGHT MCANALLY CIVIL ENGINEERS	510 8TH AVENUE NE DECATUR, ALABAMA 35601 POST OFFICE BOX 2419 35602	
	256.353.3937P	256.350.2285F



CERTIFICATE TO SUBDIVIDE NO. 3301-16



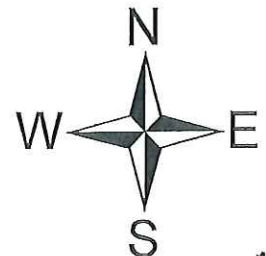
Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT: JOE LUBISCO

PROPERTY PJ ONLY



CERTIFICATE TO SUBDIVIDE NO. 3301-16

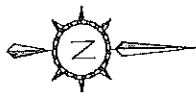
NOTES:

1. Field work for this survey was completed on 10/21/2015.
2. All assessments and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership the evidence, or any other facts that an accurate and current title search may disclose.
3. No improvements or underground utilities were located as part of this survey except as shown hereon.
4. The bearing base for this survey is based on Alabama State Plane Coordinate System (West Zone) as determined by RTK GPS observations with correction provided by OPUS (Online Position User Service).
5. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for Morgan County, Alabama (Community Number 010175), Map Number 01103C0395E, revised date December 16, 2005, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."

SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Jason E. Bailey, PLS
Alabama Reg. No. 28567
Date: 12/29/2015



LEGEND	
	AIR CONDITIONER
	BENCHMARK
	CLEAN OUT
	ELECTRIC BOX
	GAS METER
	GUY WIRE
	MAIL BOX
	MEASURED
	POWER METER
	POWER POLE
	SANITARY MANHOLE
	SATELLITE DISH
	SEPTIC TANK
	STORM MANHOLE
	TELEPHONE PEDESTAL
	TREE
	WATER METER
	WATER VALVE
	BARBED WIRE WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD POWER

SPECIAL NOTE:

THE INTENT OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DECATUR, ALABAMA.

LESLIE E. JR. & CAROL W. SMITH
PID 12 01 02 0 000 009.000
DB 2004 PG 4151

MORRIS HOLDINGS, LLC
PID 12 01 02 0 000 007.001
DB 1708 PG 797

LEGAL DESCRIPTION - PARENT TRACT:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 2, Township 6 South, Range 4 West, Morgan County, Alabama and being more particularly described as follows:

Commence at a concrete monument (PI STA 36+4.3) found on the North Right of Way line of Upper River Road (80' Public Right of Way); thence S 89° 59' 49" W along the said North Right of Way line for a distance of 91.77' to a 1/2" capped rebar (Bailey 899.5) and the Point of Beginning; thence S 89° 59' 49" W along the said North Right of Way line for a distance of 775.00' to a 1/2" capped rebar (Bailey 899.5); thence N 0° 15' 30" W leaving said North Right of Way line for a distance of 337.20' to a 1/2" capped rebar (Bailey 899.5); thence N 89° 59' 49" E for a distance of 775.00' to a 1/2" capped rebar (Bailey 899.5); thence S 0° 15' 30" E for a distance of 337.20' back to the Point of Beginning. Said parcel containing 6.0 acres, more or less.

Being the same property as described in Deed Book 2003 Page 6281 as recorded in the Office of the Judge of Probate of Morgan County, Alabama.

LEGAL DESCRIPTION - LOT 1:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 2, Township 6 South, Range 4 West, Morgan County, Alabama and being more particularly described as follows:

Commence at a concrete monument (PI STA 36+4.3) found on the North Right of Way line of Upper River Road (80' Public Right of Way); thence S 89° 59' 49" W along the said North Right of Way line for a distance of 91.77' to a 1/2" capped rebar (Bailey 899.5) and the Point of Beginning; thence S 89° 59' 49" W along the said North Right of Way line for a distance of 775.00' to a 1/2" capped rebar (Bailey 899.5); thence N 0° 15' 30" W leaving said North Right of Way line for a distance of 337.20' to a 1/2" capped rebar (Bailey 899.5); thence N 89° 59' 49" E for a distance of 775.00' to a 1/2" capped rebar (Bailey 899.5); thence S 0° 15' 30" E for a distance of 337.20' back to the Point of Beginning. Said parcel containing 6.0 acres, more or less.

LEGAL DESCRIPTION - LOT 2:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 2, Township 6 South, Range 4 West, Morgan County, Alabama and being more particularly described as follows:

Commence at a concrete monument (PI STA 36+4.3) found on the North Right of Way line of Upper River Road (80' Public Right of Way); thence S 89° 59' 49" W along the said North Right of Way line for a distance of 91.77' to a 1/2" capped rebar (Bailey 899.5) and the Point of Beginning; thence S 89° 59' 49" W along the said North Right of Way line for a distance of 775.00' to a 1/2" capped rebar (Bailey 899.5); thence N 0° 15' 30" W leaving said North Right of Way line for a distance of 337.20' to a 1/2" capped rebar (Bailey 899.5); thence N 89° 59' 49" E for a distance of 775.00' to a 1/2" capped rebar (Bailey 899.5); thence S 0° 15' 30" E for a distance of 337.20' back to the Point of Beginning. Said parcel containing 6.0 acres, more or less.

PLAN NOT VALID WITHOUT SEAL & SIGNATURE

BIG PROJECT NO.
15.246

CREDIT/ARCH. PROJECT NO.

SHEET NO.
1 OF 1



BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

2170 CLEARBROOK ROAD, SUITE 206
HOOVER, AL 35226
P: 205.978.0080 F: 205.978.0082
www.baileylandgroup.com

PROJECT
3000 UPPER RIVER ROAD SE
DECATUR, AL 35603

CLIENT
JOE LUBISCO
DECATUR, AL 35603

TITLE
PROPERTY BOUNDARY SURVEY

DRAWN BY
RLT

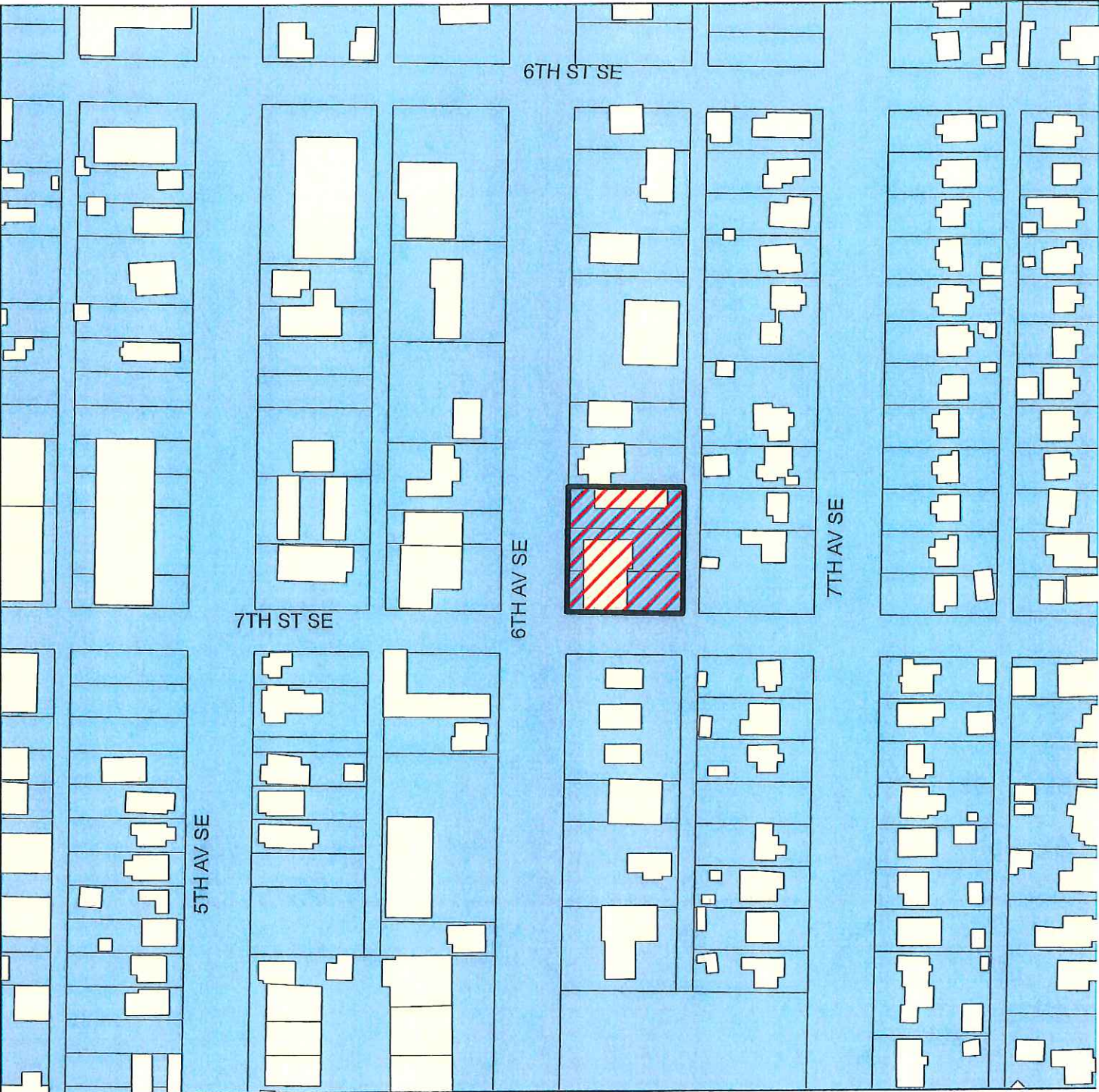
CHECKED BY
JEB

SCALE
1"=100'





DATE
12/29/2015

20

CERTIFICATE TO CONSOLIDATE NO. 3302-1



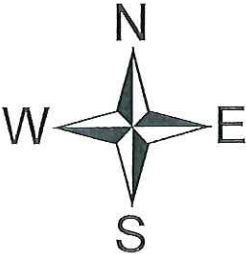
Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

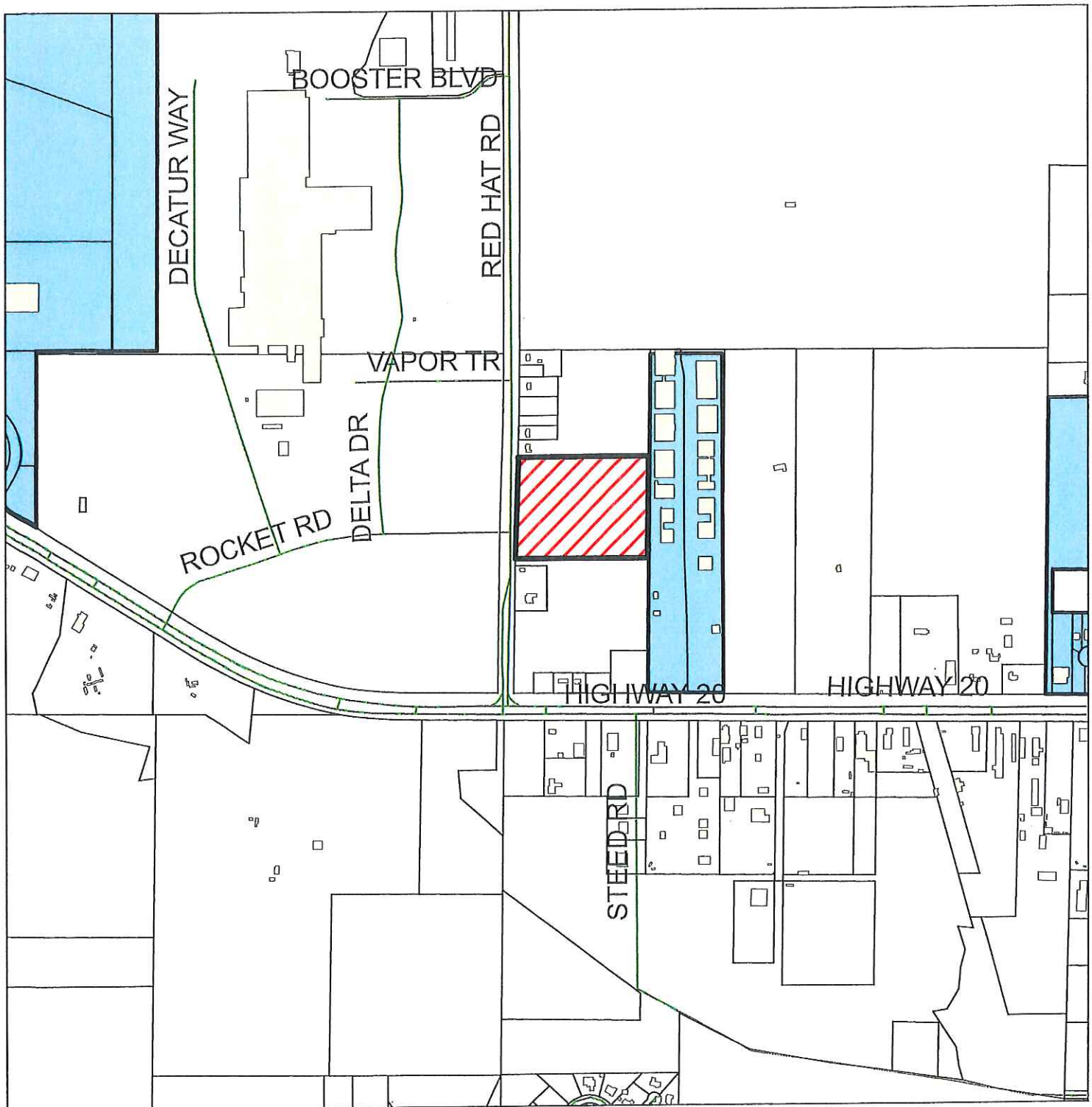
LOCATION MAP

APPLICANT: ALBANY PROPERTIES, LLC





PROPERTY ZONED RD-2



WATERMARK BUSINESS PARK SUBDIVISION LAYOUT APPROVAL



Legend

-  Buildings
-  Ownership
-  Corporate Limits
-  **SUBJECT PROPERTY**

LOCATION MAP

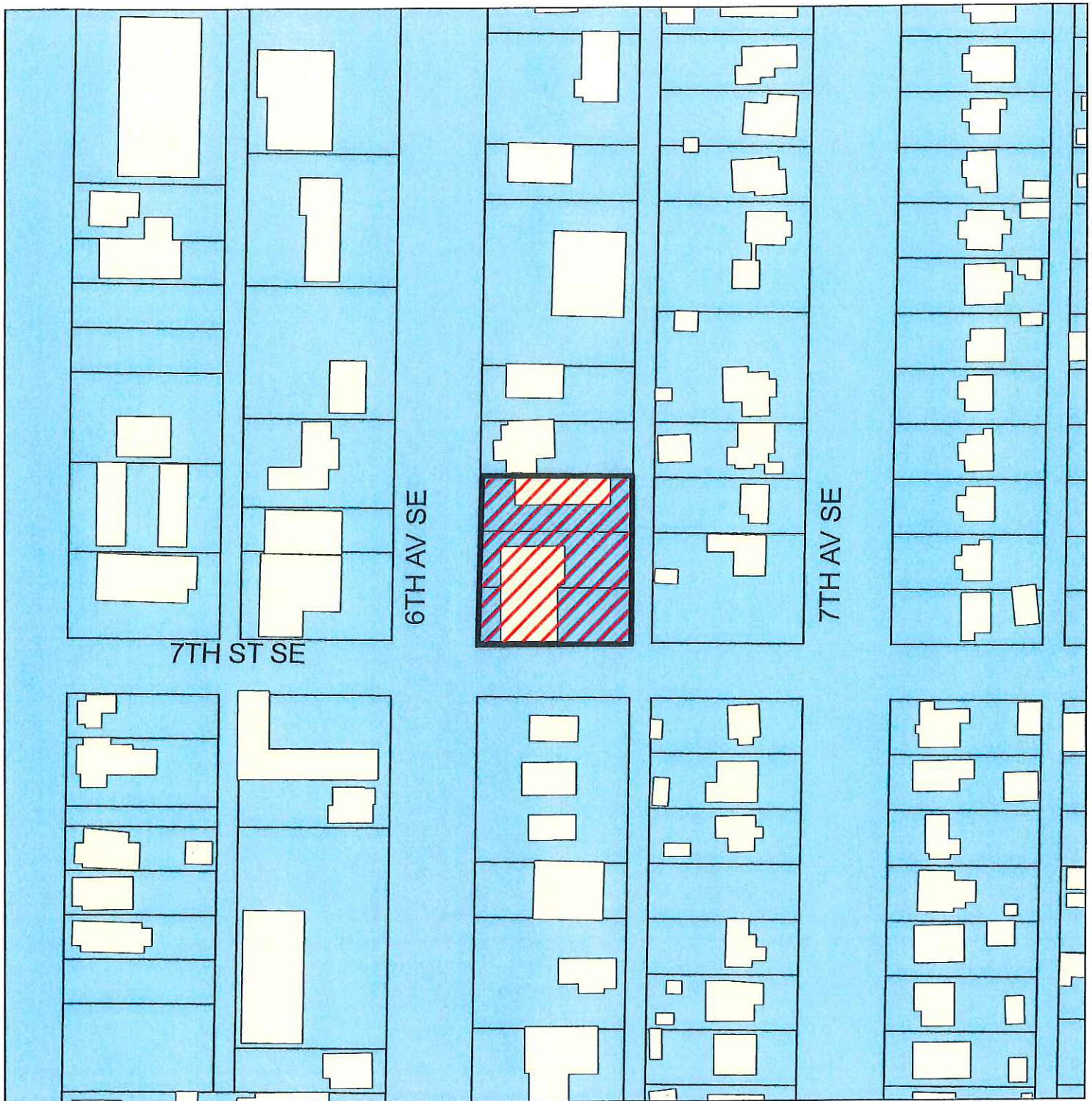
APPLICANT HICKORY CREEK PROPERTIES, LLC

**PROPERTY PJ ONLY
(PROPOSED TO BE ANNEXED
AND ZONED M-2)**






DRAWING NOT TO SCALE

SITE PLAN NO.536-16



Legend

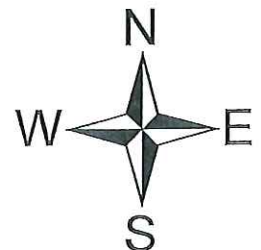
-  Buildings
-  Ownership
-  Corporate Limits

 **SUBJECT PROPERTY**

LOCATION MAP

APPLICANT ED ROBINSON

PROPERTY ZONED RD-2



DRAWING NOT TO SCALE